



2 Rosa Street Spennymoor DL16 7NA

- 2 Bedroom Semi Detached
- Close To Local Amenities
- No Onward Chain
- Close To Local Amenities
- Excellent Transport Links
- Garage and Driveway

Offers In The Region Of £110,000

2 Rosa Street

Rea Estates offer to the sales market this 2 Bedroom Semi Detached property situated within the town of Spennymoor, which is south of the River Wear and 7 miles south of The Historic City of Durham.

Bishop Auckland with its wider range of schools, shops and recreational facilities is approximately 4 miles away.

For the commuter the A1(M) is within easy reach offering excellent transport links both north and south.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises, Entrance Hallway, a well proportioned Lounge and a refitted Kitchen Diner with French doors opening to the rear garden.

To the first floor there are 2 Double Bedrooms and a Family Bathroom.

Externally to the front of the house there is an open plan garden. A driveway, providing added off road parking facilities, leads to an attached Garage.

To the rear, an enclosed garden and a paved patio area. An attached outhouse with uPVC double glazed French doors, power and lighting, could be utilised as an office or for a number of purposes.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC glazed entrance door opening to hallway with window to the front elevation, central heating radiator, staircase rising to the first floor, pedestrian door to garage and door to:

Lounge:

14'02 x 11'09 (4.32m x 3.58m)

A light and spacious lounge with window to the front elevation, central heating radiator and door to kitchen diner.



Kitchen Diner:

17'07 x 10'02 (5.36m x 3.10m)

Refitted in 2021 with a contemporary range of base, drawer and wall units with complementary work surfaces. Inset one and a half bowl sink unit, integrated eye level electric oven, 5 ring gas hob with extractor hood, fridge freezer and washer/drier.

Recessed ceiling lights, under stair storage cupboard, under floor heating, window and French doors opening to the rear garden.



First Floor Landing

Loft access hatch and doors to:

Family Bathroom

Fully clad bathroom fitted with a white suite comprising, mains fed shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, chrome towel radiator and two obscure double glazed windows.



Bedroom One:

14'04 into robes x 9'09 (4.37m x 2.97m)

A well proportioned double bedroom with window to the front elevation, sliding door wardrobes, central heating radiator and walk in storage cupboard, which the current vendor utilises as office space.



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Bedroom Two:

12'05 x 11'02 (3.78m x 3.40m)

A second double bedroom which is situated to the rear of the house, providing ample space for a range of free standing furniture.



Externally

To the rear of the house there is a fence enclosed garden and a paved patio area. An attached outhouse with power and light could be utilised for a number of purposes.

To the front, an open plan garden which is laid to lawn. A driveway and attached garage provide off road parking facilities.

Garage:

16'04 x 8'06 (4.98m x 2.59m)

Wall mounted central heating boiler, power, light and electric roller door.